



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Stephen J. Mordfin, AICP, Case Manager  
Joel Lawson, Associate Director Development Review

**DATE:** May 8, 2012

**SUBJECT:** BZA Case 18374 - expedited request pursuant to 11 DCMR 3118 for special exception relief under § 223 to construct an addition to an existing one-family detached dwelling at 6325 32<sup>nd</sup> Street, N.W.

### **I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to § 223:

- § 404.1, Rear Yard (25 feet required, 16 feet proposed).

### **II. LOCATION AND SITE DESCRIPTION**

Address	6325 32 <sup>nd</sup> Street, N.W.
Legal Description	Square 2349, Lot 209
Ward	3
Lot Characteristics	Unusually shaped corner lot with no alley access
Zoning	R-1-B: high-density detached one-family dwellings.
Existing Development	One-family detached dwelling, permitted in this zone.
Adjacent Properties	Predominantly one-family detached dwellings

### **III. PROJECT DESCRIPTION IN BRIEF**

Applicant	Joan and John Wolfle
Proposal	Construction of a one-story rear addition
Relief Sought	§ 223 - Additions to One-Family Dwellings or Flats



#### IV. ZONING REQUIREMENTS

R-1-B Zone	Regulation	Existing	Proposed	Relief
Height § 400	40 ft. & 3 stories max.	2.5 stories	2.5 stories	None required
Lot Width § 401	50 ft. min.	80 ft.	80 ft.	None required
Lot Area § 401	5,000 SF min.	5,738 SF	5,738 SF	None required
Floor Area Ratio § 401	None prescribed	--	--	None required
Lot Occupancy § 403	40% max.	22%	29%	None required
Rear Yard § 404	25 ft. min.	19 ft.	16 ft.	Required
Side Yard § 405	8 ft. min.	8 ft.	8 ft.	None required

#### V. OP ANALYSIS

##### 223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1) AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES

*223.1 An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

One-family detached dwellings are a permitted use in this zone. The Applicant is requesting special exception relief under § 223 from the requirements of § 404.

*223.2 The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

*(a) The light and air available to neighboring properties shall not be unduly affected;*

The addition would be one-story in height, less than the existing two and a half story house onto which the addition would be constructed, minimizing any impact the proposed addition would have on neighboring properties. Therefore, light and air available to neighboring properties should not be unduly affected.

*(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The proposed addition would be one-story in height and at a location on the subject property as far away as possible from the side yard of the adjoining property to the southeast. The corners of the proposed addition would be located closest to the property lines, and not the rear yard facing elevations that would include windows, minimizing any impact on the adjoining property to the southeast. Therefore, use and enjoyment of neighboring properties should not be unduly compromised.

*(c) The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The addition as viewed from either 32<sup>nd</sup> Street or Upland Terrace would be consistent with the existing architectural style of the dwelling and would not substantially visually intrude upon the character, scale and pattern of houses.

- (d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The applicant submitted plans, photographs and elevation drawings to represent the relationship of the proposed addition to adjacent buildings and from public ways.

- 223.3 *The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*

The proposed lot occupancy is 29 percent, less than the 50 percent permitted within the R-1-B.

- 223.4 *The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

The Office of Planning makes no recommendations for special treatment.

- 223.5 *This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

The subject application would not result in the introduction or expansion of a nonconforming use.

## VI. COMMUNITY COMMENTS

ANC 3/4G, at its regularly scheduled meeting of April 9, 2012, voted to support the application.

Attachment: Location Map

